NORTH TREE ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) OF CERTAIN LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECORDED AT RECEPTION NUMBER 202119491 ON JULY 23, 2002 OF THE OFFICE OF THE EL PASO CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2,
THENCE NORTH 89°29'24" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 2,602.91 FEET;

THENCE SOUTH 01°57'14" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,373.01 FEET TO THE CENTERLINE OF A 200' ABANDONED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN QUITCLAIM DEED, RECORDED AT BOOK 3914, PAGE 1082 ON SEPTEMBER 7, 1984 AND FURTHER DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NUMBER 002327291 ON JULY 26, 1993, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, THENCE COINCIDENT WITH SAID ABANDONED RAILROAD RIGHT-OF-WAY CENTERLINE AND THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;

1. A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°26'53", A RADIUS OF 2864.93 FEET, AN ARC LENGTH OF 872.45 FEET, A CHORD BEARING OF SOUTH 75°55'20" WEST, AND A CHORD DISTANCE OF 869.08 FEET;

2. SOUTH 84°38'34" WEST, A DISTANCE OF 1,773.74 FEET TO THE WEST LINE OF SAID SECTION 2,

THENCE NORTH 01°20'57" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,726.53 FEET, TO THE **POINT OF BEGINNING**;

CONTAINING 4,181,711 SQUARE FEET OR 95.9989 ACRES.

SIGNED THIS _____ DAY OF _____, 20_____.

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20_____ ,

_____ APPEARED BEFORE ME, AS _____ OF _____,

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:_____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF CALHAN, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, 20_____.

_____ _____
MAYOR DATE

_____ _____
PUBLIC WORKS DIRECTOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

APPLICANT/OWNER:

WILL VANDERGRIFF
SMITH LAND DEVELOPMENT AND COMPANY, LLC
29415 CALHAN PLACE, CALHAN, CO 80808
PHONE: 719-347-2276

_____ _____
NAME DATE

EL PASO COUNTY CLERK RECORDER AND DEPUTY:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, 20_____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____
RECORDER

BY:

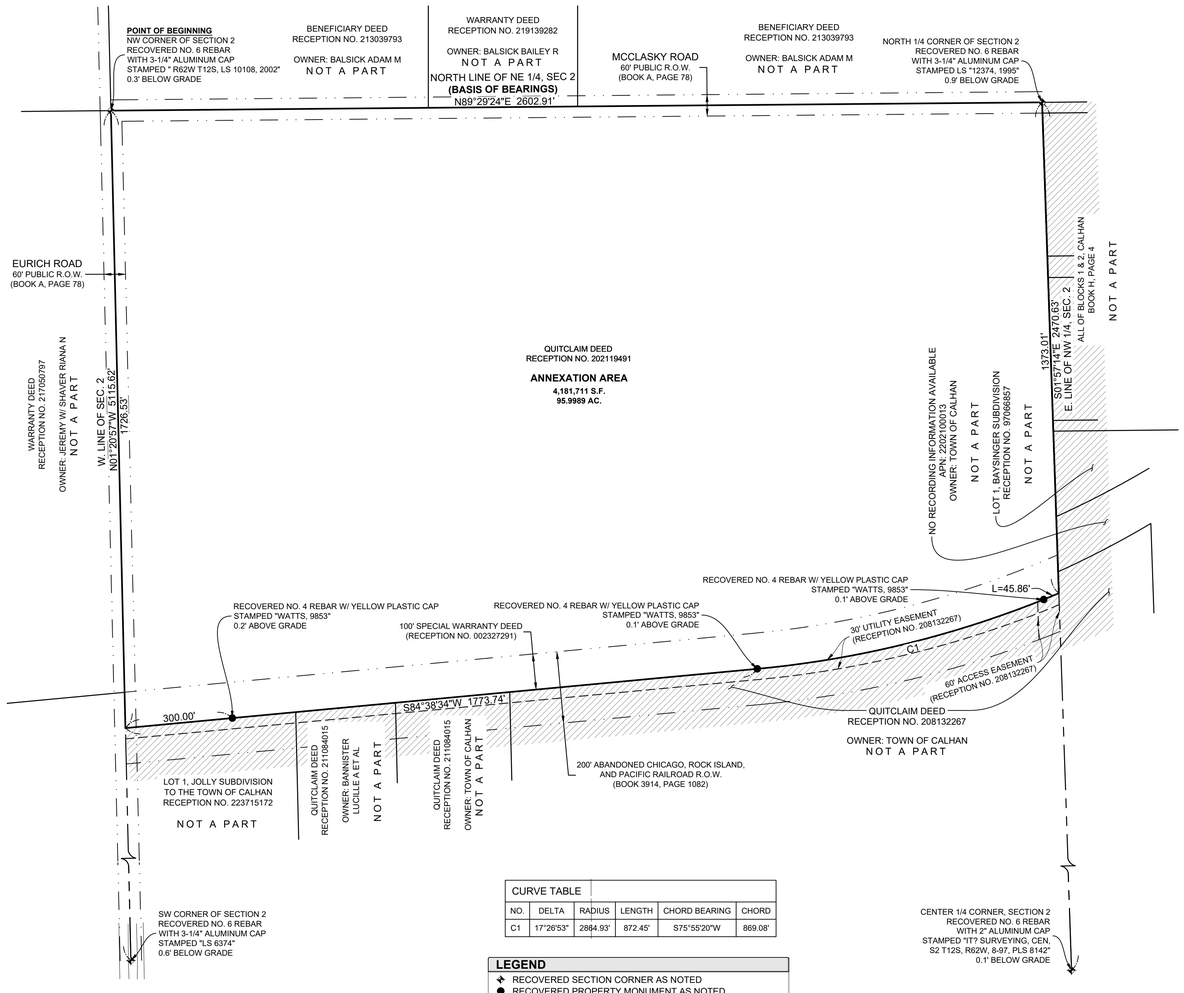
_____
DEPUTY

FEE: _____

SURCHARGE:_____

DISTRICTS:

SCHOOL DISTRICT: CALHAN SCHOOL DISTRICT #RJ1
FIRE DISTRICT: CALHAN FIRE PROTECTION DISTRICT
WATER AND SANITARY DISTRICT: CALHAN PUBLIC WORKS DEPARTMENT



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°26'53"	2864.93'	872.45'	S75°55'20"W	869.08'

LEGEND

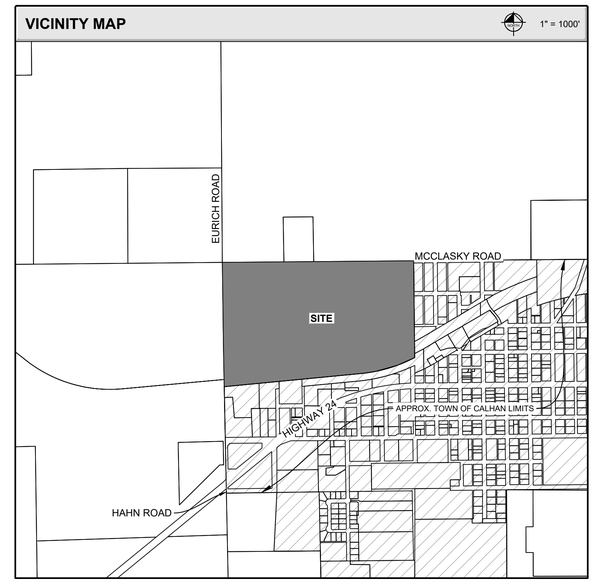
- RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- ADJOINER LINE
- EASEMENT LINE AS NOTED

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,348.65 FEET.
- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 1,391.72 FEET (16.67%).
- PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 4,019.20 FEET (48.14%).

EXISTING TOWN OF CALHAN LIMITS

VICINITY MAP 1" = 1000'



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, ASSUMED TO BEAR NORTH 89°29'24" EAST, A DISTANCE OF 2,602.91 FEET AS MONUMENTED ON THE WEST BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 10108, 2002", 0.3' BELOW GRADE, AND ON THE EAST BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 12374, 1995" 0.9' BELOW GRADE.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED MAY 30, 2024.
8. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED), AND ZONE X, OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0391H, MAP REVISED DATE DECEMBER 7, 2018. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION
2	2026-0320	ADDED FEMA INFO
1	2026-0310	ADDRESSED MUNICIPAL COMMENTS

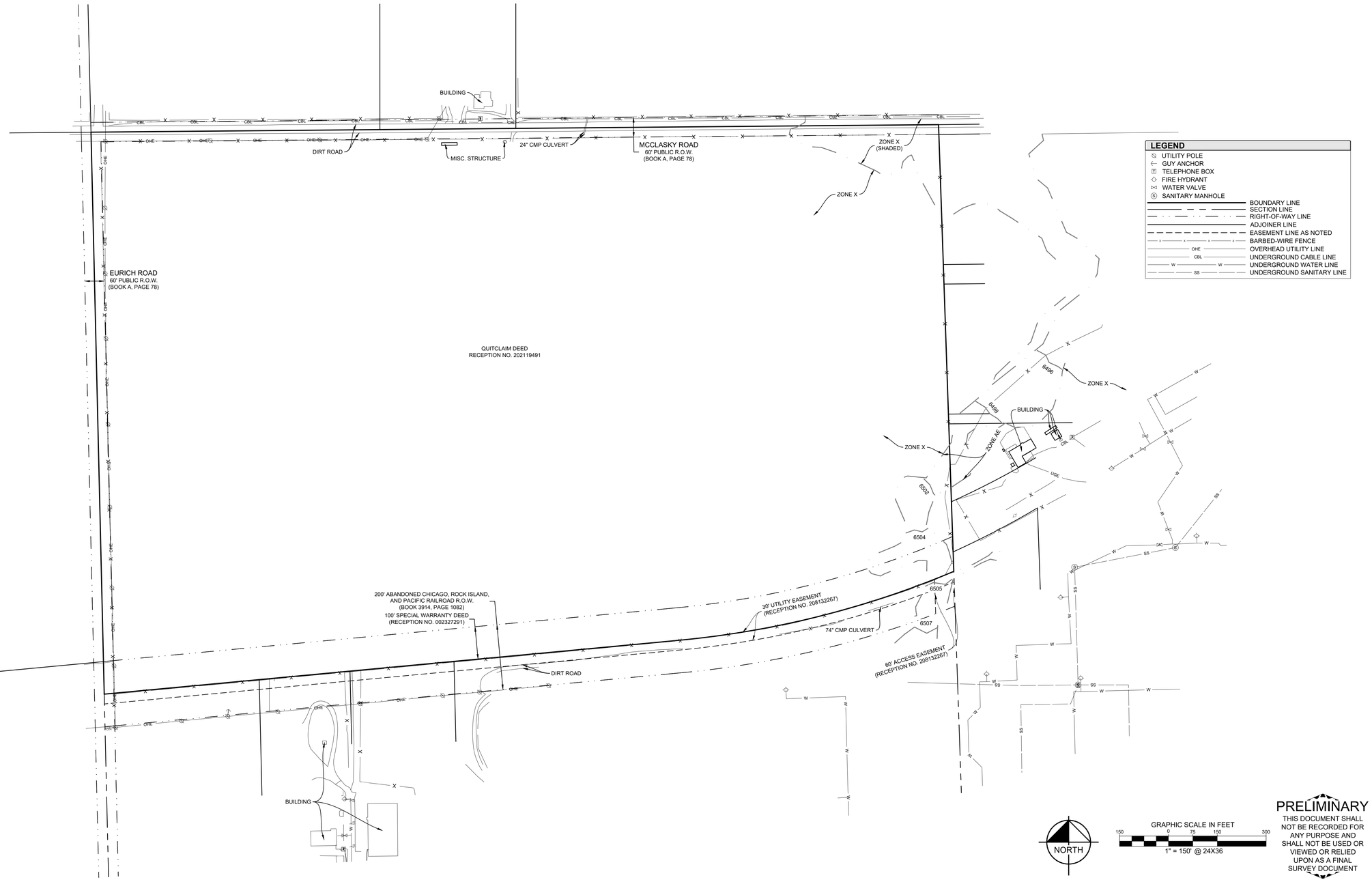
Kimley»Horn
2 N. NEVADA AVENUE, # 900
COLORADO SPRINGS, CO 80903
Tel. No. (719) 453-0180
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CJW	DRW	2025-04-30	296005000	1 OF 2

DWG NAME: K:\DEN_CIVIL\296005000 - NORTH TREE\CAD\SURVEY\DWG\FINAL DRAWINGS\296005000 - NORTH TREE ANNEXATION PLAT.DWG PLOTTED BY FELDER, JEREMY 10/21/2026 7:20 AM LAST SAVED 10/20/2026 7:40 AM

NORTH TREE ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



NORTH

GRAPHIC SCALE IN FEET
150 0 75 150 300
1" = 150' @ 24X36

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No.	DATE	REVISION DESCRIPTION
2	2026-0320	ADDED FEMA INFO
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Kimley»Horn
2 N. NEVADA AVENUE, # 900
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CJW	DRW	2025-04-30	296005000	2 OF 2

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